

# SAN ANTONIO PLANNING COMMISSION AGENDA



February 22, 2006  
2:00 P.M.



James Darryl Byrd, *Chairperson*

Murray H. Van Eman, *Vice Chair*

Robert Hanley

Jose R. Limon

Elisa Chan

Cecilia Garcia *Chair – Pro Tem*

Amelia Hartman

Dr. Francine S. Romero

John Friesenhahn

♿ THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD. ♿

CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

### A. Work session, 1:00 P.M., Tobin Room

- Discussion and follow-up from the Planning Commission retreat held on September 16, 2005.
- Briefing on agenda items may be discussed (Development Services)
- Discussion relative to finding of fact and motions for neighborhood/community/perimeter plan/amendments (Planning Department)
- Briefing on Master Plan Policies (Planning Department)

### 2. 2:00 P.M.– Call to Order, Board Room

### 3. Roll Call

### 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS:

		Council District	Ferguson Index #
A. 050555	JD Byrider (On the southeast side of IH 35, east of Weidner Road.)	10	553 B-4
B. 060206	Hartline Heights BSL (On the eastern side Hartline Drive, south of Walzem.)	2	584 D-1

<b>C. 060211</b>	<b>1500 Thousand Oaks Garden Office BSL</b>	<b>9</b>	<b>517 B-5</b>
	(On the north side of Thousand Oaks Drive, east of US Hwy 281.)		

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## CONSENT ITEMS

**NOTICE TO THE PUBLIC:** All matters listed under “Consent Agenda “ are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

**PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:**

<b>6.</b>	<b>050555</b>	<b>JD Byrider</b>	<b>10</b>	<b>553 B-4</b>
		(On the southeast side of IH 35, east of Weidner Road.)		
<b>7.</b>	<b>060206</b>	<b>Hartline Heights BSL</b>	<b>2</b>	<b>584 D-1</b>
		(On the eastern side of Hartline Drive, south of Walzem.)		
<b>8.</b>	<b>060211</b>	<b>1500 Thousand Oaks Garden Office BSL</b>	<b>9</b>	<b>517 B-5</b>
		(On the north side of Thousand Oaks Drive, east of US Hwy 281.)		

**PLATS:**

<b>9.</b>	<b>050121</b>	<b>Churchill Estates, Unit 11B</b>	<b>9</b>	<b>515 F-6</b>
		(On the southern side of Huebner Road, west of Churchill Estates Boulevard.)		
<b>10.</b>	<b>050203</b>	<b>Churchill Estates, Unit 11C</b>	<b>9</b>	<b>515 F-6</b>
		(On the southern side of Huebner Road, west of Churchill Estates Boulevard.)		
<b>11.</b>	<b>050269</b>	<b>Larkdale – O’Connor</b>	<b>10</b>	<b>553 A-1</b>
		(On the southeast corner of Larkdale Drive and O’Connor Road.)		
<b>12.</b>	<b>050374</b>	<b>Inverness, Unit 3 PUD</b>	<b>8</b>	<b>549 E-1</b>
		(North of Turnberry Way, east of Cheslyn.)		
<b>13.</b>	<b>050413</b>	<b>Canyon Crossing, Unit 1A</b>	<b>OCL</b>	<b>646 A-4</b>
		(On the western side of Cagnon Road, south of US Hwy 90.)		
<b>14.</b>	<b>050414</b>	<b>Canyon Crossing, Unit 1B</b>	<b>OCL</b>	<b>646 A-4</b>
		(West of the Cagnon Road and Alamo Canyon intersection.)		
<b>15.</b>	<b>050432</b>	<b>Southwest Business &amp; Technology Park, Unit 3</b>	<b>6</b>	<b>614 D-5</b>
		(At the northwest intersection of SH 151 & Old US Hwy 90.)		

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|-----|---------------|--|--------------------|
| 16. | <b>050512</b> | <b>Cedar Creek South, Unit 4-1 PUD</b><br>(North of the intersection of La Madera Rio and Arroyo Hondo.) | <b>OCL 513 B-8</b> |
|-----|---------------|--|--------------------|

**DEFERRALS:**

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|-----|---------------|---|--------------------|
| 17. | <b>050541</b> | <b>Teen Challenge Subdivision</b><br>(Near the southeast corner of Loop 1604 and State Highway 16.)   | <b>OCL 748 F-1</b> |
| 18. | <b>050662</b> | <b>Solache Subdivision</b><br>(On the east side of Somerset Road, south of Quesenberry Road.)         | <b>4 680 C-8</b>   |
| 19. | <b>060090</b> | <b>UIW Pharmacy School, Phase II</b><br>(At the northeast corner of Hildebrand Road and Devine Road.) | <b>9 583 A-7</b>   |

**SPECIAL PROJECTS:**

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|-----|---|--|--|
| 20. | <b>S.P. 1243</b> – Consideration of a request for a license to use Public Right of Way over and under North Saint Mary's Street for new balconies and an existing basement adjacent to NCB 404. |  |  |
| 21. | Consideration of a resolution authorizing the acquisition of 48.83 acres along Leon and Salado Creeks for the Linear Creekways Development Project. (Parks and Recreation Department)           |  |  |
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## INDIVIDUAL CONSIDERATION

**PLATS:**

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|-----|---------------|---|--------------------|
| 22. | <b>050217</b> | <b>A &amp; E Corrales (Variance)</b><br>(On the northwest side of Tejada Road, north of Loop 1604.)                 | <b>OCL 716 F-8</b> |
| 23. | <b>050373</b> | <b>Courtyard Riverwalk (Variance)</b><br>(On the west side of N. St. Mary's Street, south of Houston Street.)       | <b>1 616 E-5</b>   |
| 24. | <b>040575</b> | <b>Grace Baptist Temple (filing pending)</b><br>(East of I-10 West, on the north side of Wurzbach Parkway.)         | <b>8 549 A-6</b>   |
| 25. | <b>050585</b> | <b>San Antonio Food Bank</b><br>(On the southwest corner of the Old US Hwy 90 West and State Hwy 151 intersection.) | <b>6 614 E-6</b>   |
| 26. | <b>060082</b> | <b>Northside ISD South Transportation</b><br>(At the northeast intersection of Sugarloaf and Sawtooth Drive.)       | <b>4 613 A-4</b>   |

**VARIANCES and APPEALS:**

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|-----|---------------|--|------------------|
| 27. | <b>030054</b> | <b>Rosillo Crossing (Time Extension)</b><br>(On the west side of N. St. Mary's Street, south of Houston Street.) | <b>2 619 D-4</b> |
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- ## COMPREHENSIVE MASTER PLANS:

- OTHER ITEMS:**

32. Approval of the minutes for the January 25, 2006 and February 8, 2006 Planning Commission meetings
33. Director's report
34. Questions and discussion
35. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
36. **ADJOURNMENT**